TO LET / MAY SELL

FULLY FITTED OFFICES - READY TO OCCUPY

ONE DORSET
STREET

ONEDORSETSTREET.CO.UK

Description

Striking stand-alone office in the most prominent part of Southampton's main business district.

One Dorset Street benefits from a barriered car park and secure enclosed cycle storage, complete with exclusive showers and changing facilities. Security and wellbeing have been considered at the highest level.

Fitted Specification

- Ready for immediate occupation
- Furnished and cabled workstations
- Fully fitted kitchen & break out space
- Informal meeting pods
- Fitted meeting rooms
- LED lighting with energy efficient automatic controls
- Refurbished four-pipe fan coil air conditioning
- Business lounge & visitor meet & greet
- Network and mobile coverage, Ewave 4 stars
- EPC rating B



Communal break out facilities



Dedicated shower and changing facilities



2 electric charging points



On site secure car parking

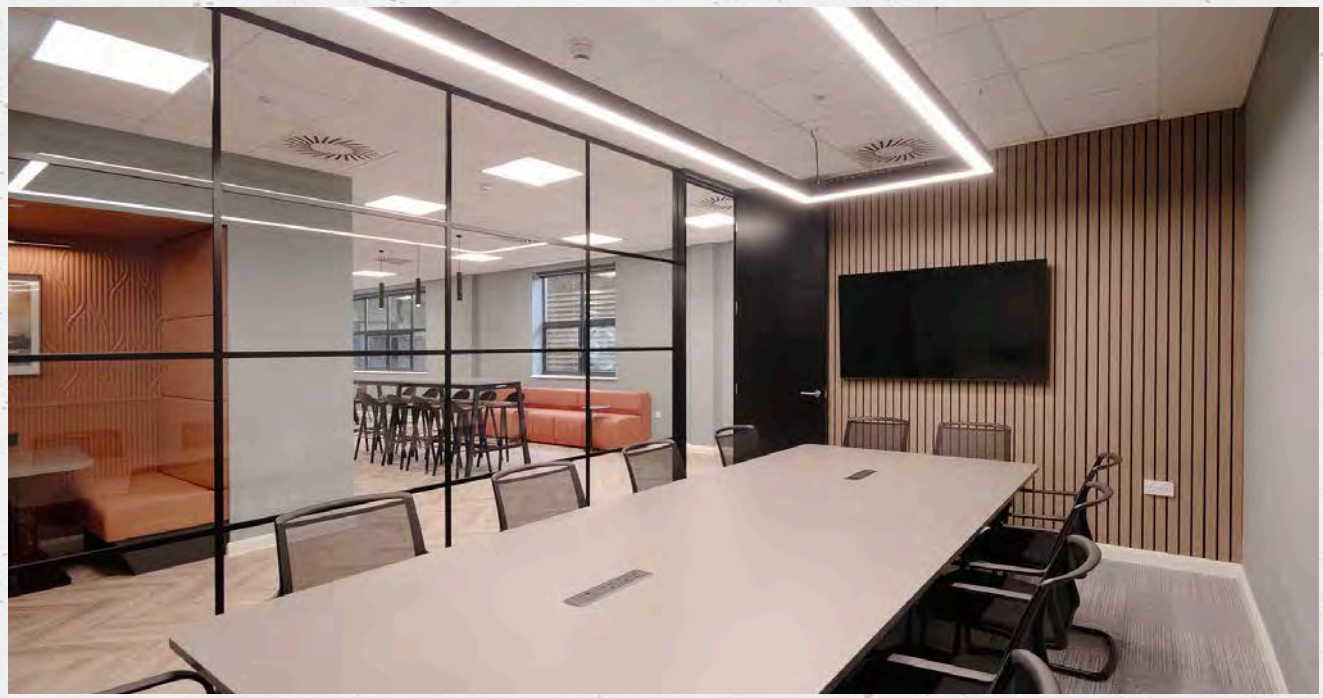


CCTV



13 secure cycle parking spaces & maintenance area





Fully fitted and furnished office suites

One Dorset Street offers two fully fitted suites refurbished to a high standard on the ground and first floors.

Floor areas†

All measurements are on an NIA basis†

Floor	Sq ft	Sq m
Ground	2,883	268
* First	4,711	438
Total	7,594	706

* The first floor can be expanded to 7,679 Sq ft if required

Additional, un-fitted suites available:

Part 1st floor - 2,679 Sq ft
Part 3rd floor - 2,974 Sq ft

The building totals 25,343 sq ft

Ground Floor
2,883 sq ft (268 sq m)

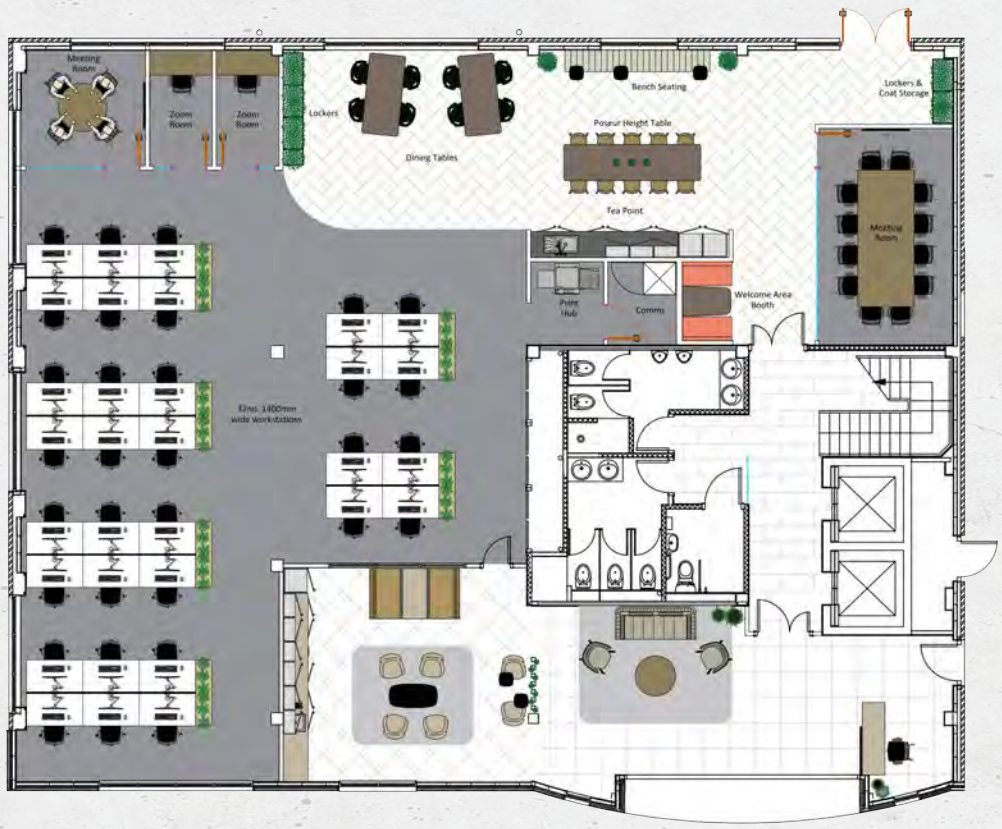
Workstations 32

Large meeting room 1

Small meeting room 1

Video call booths 2

Lockers 36



Example space plans

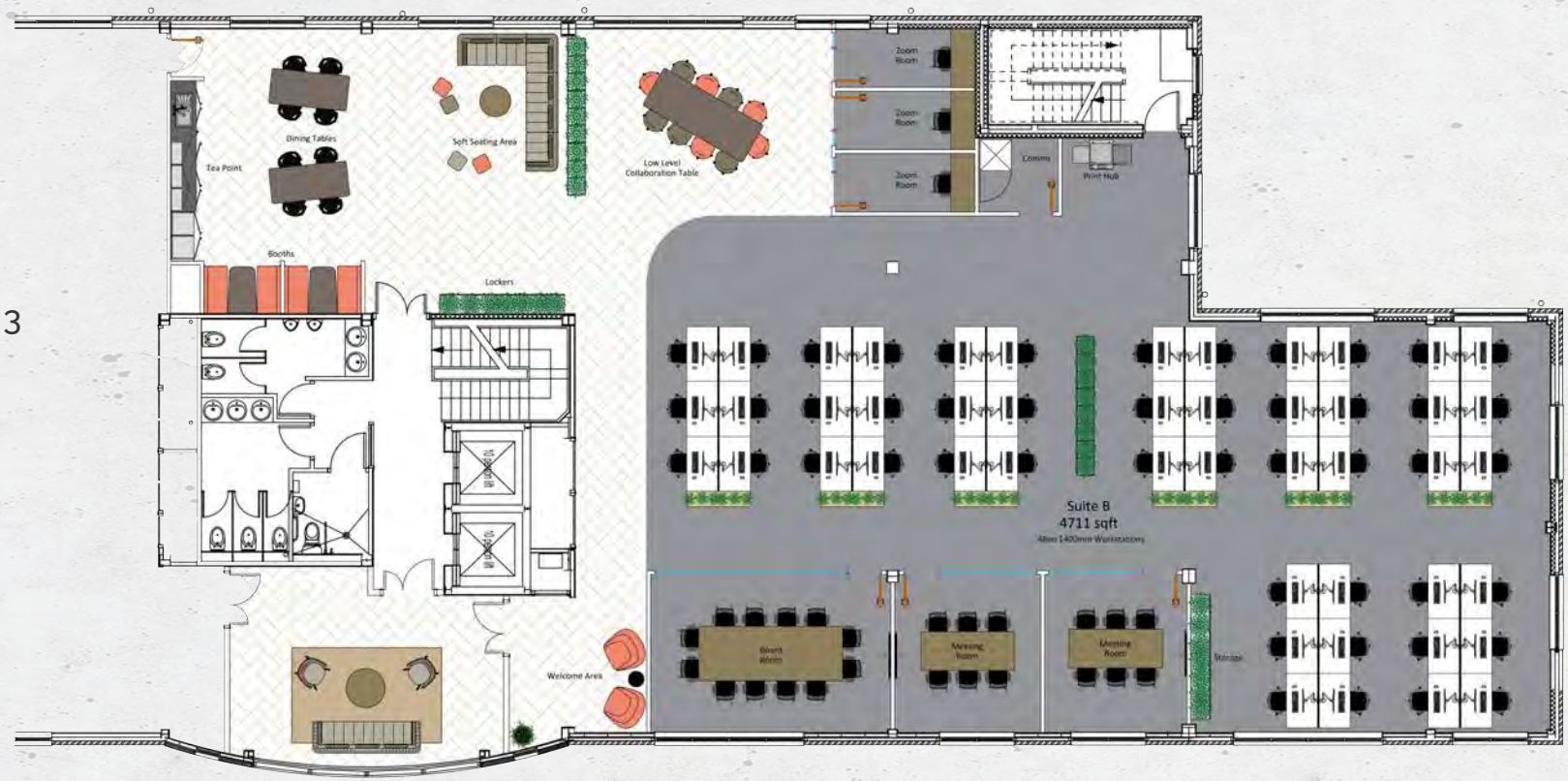
First Floor
4,711 sq ft (438 sq m)

Workstations 48

Meeting rooms 3

Video call booths 3

Lockers 52



Example space plans

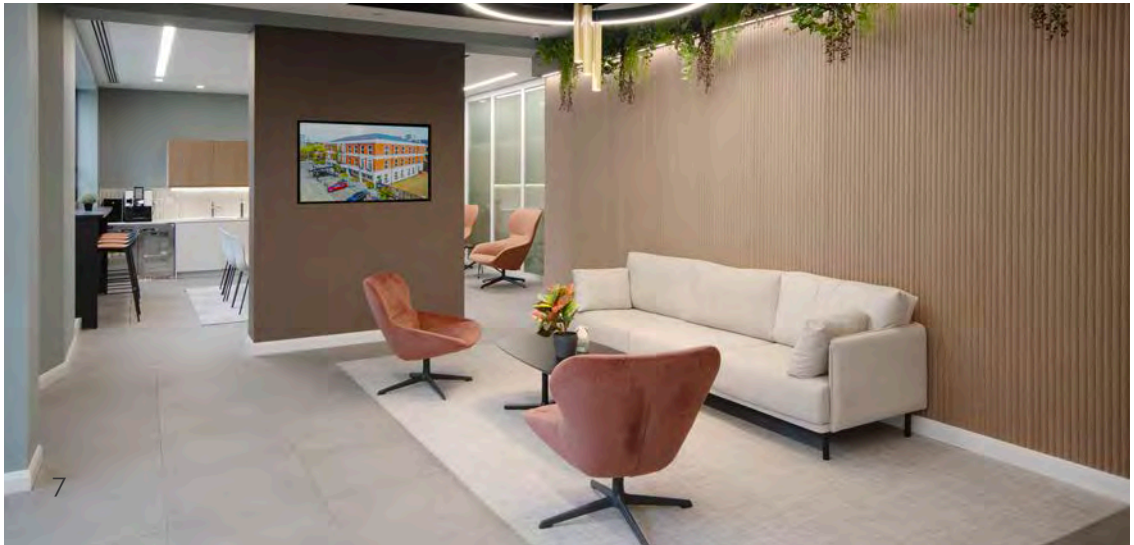













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What's in the area?

East Park 0.2 miles — 4	West Quay & City Centre 0.8 miles — 4	Southampton Airport 3.2 miles — 12	Southampton Airport — 7
Watts Park 0.3 miles — 6	Southampton Common 1.0 mile — 6	Winchester 12.2 miles — 24	Winchester — 15
Mayflower Theatre 0.5 miles — 10	Southampton Central Station 0.8 miles — 9	Portsmouth 22.1 miles — 30	Basingstoke — 34
West Quay 0.7 miles — 15	Red Funnel Ferry Terminal 1.5 miles — 10	Basingstoke 31.5 miles — 40	Woking — 53
Southampton Central Station 0.8 miles — 17	Ocean Village 1.6 miles — 10	Central London 79.1 miles — 110	London Waterloo — 77



ONE DORSET STREET



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This brochure and the descriptions and the measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All floor areas quoted are estimated on a net internal basis and should be verified by interested parties. November 2026.